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July 28, 2015

Julie Bastin, P.E., M-Arch  
Milwaukee County DAS  
Architecture, Engineering & Environmental Services  
633 West Wisconsin Ave, Suite 1000  
Milwaukee, Wisconsin 53203

SUBJECT: Mitchell Park Domes – 2015 Assessment

Dear Julie:

The Milwaukee County Parks staff has found concrete debris in the planting beds in each of the domes since inspections were completed in 2014. Debris was not discovered on any of the pedestrian walkways. In order to determine the source of the concrete and to search for any changes to the domes' conditions, a limited number of the structural elements of the Domes were inspected from aerial lifts on July 14, 15, and 17, 2015. The inspectors visually reviewed the structure and used hammers to listen for and remove loose concrete in a small sample area of each of the three domes. Each dome was only inspected partially to provide representative samples at the request of the County.

During this partial inspection of the Domes, no evidence was found of new concrete spalls that would have occurred since the 2013-2014 inspections. At a few locations, inspectors knocked off loose and cracked concrete from the intersection of the glazing system and the structure. This was likely caused by continued corrosion of the embedded steel plates due to moisture from humidity, leaks in the glazing system, and drips from clogged glazing hubs. During this inspection, the newly exposed plates were not painted with a zinc-rich paint as they would have been during the 2013-2014 inspections. The specific locations where the inspectors reviewed the structure and changes to the condition can be found as an attachment to this letter.

Overall, we found that the conditions were similar to the conditions at the completion of the 2013-2014 inspections. It does not appear that the discovered concrete debris is from new concrete spalls, at least in the area that we were able to examine. Our conclusion is based on a sample inspection of each dome; to know with greater certainty would require a full investigation of each dome, similar to the previous inspections.

We believe that the discovered debris is most likely from concrete that was knocked loose during the 2013-2014 inspections. During those inspections, many small pieces of concrete fell into the trees and plants, onto lower parts of the structure, and onto the ground. These pieces may have been disturbed from their original landing spot and have fallen from that point. Or, they may have been on the ground already and they had been covered or had gone unnoticed until recently. The inspection and concrete removal process that we went through in 2013-2014 knocked a lot of small pieces of concrete and most of those pieces were not able to be contained with the restrictions and access allowed by the aerial lift. We would expect that pieces of concrete will be found for quite a while after that sort of work.

Despite finding a lack of new concrete spalls, additional pieces of concrete that were cracked and could have fallen in the future were discovered during this inspection. This reinforces our opinion that that the structures should be watched for additional spalled concrete. It is still likely that it will occur again in the future. It is imperative that the moisture issues related to the glazing system at the Domes be addressed if the buildings are to remain in operation and in a safe condition for the staff and visiting public. In the meantime, the county should continue to watch the structure for additional concrete spalls.

Sincerely,



Eileen Hanks, P.E.  
Project Manager

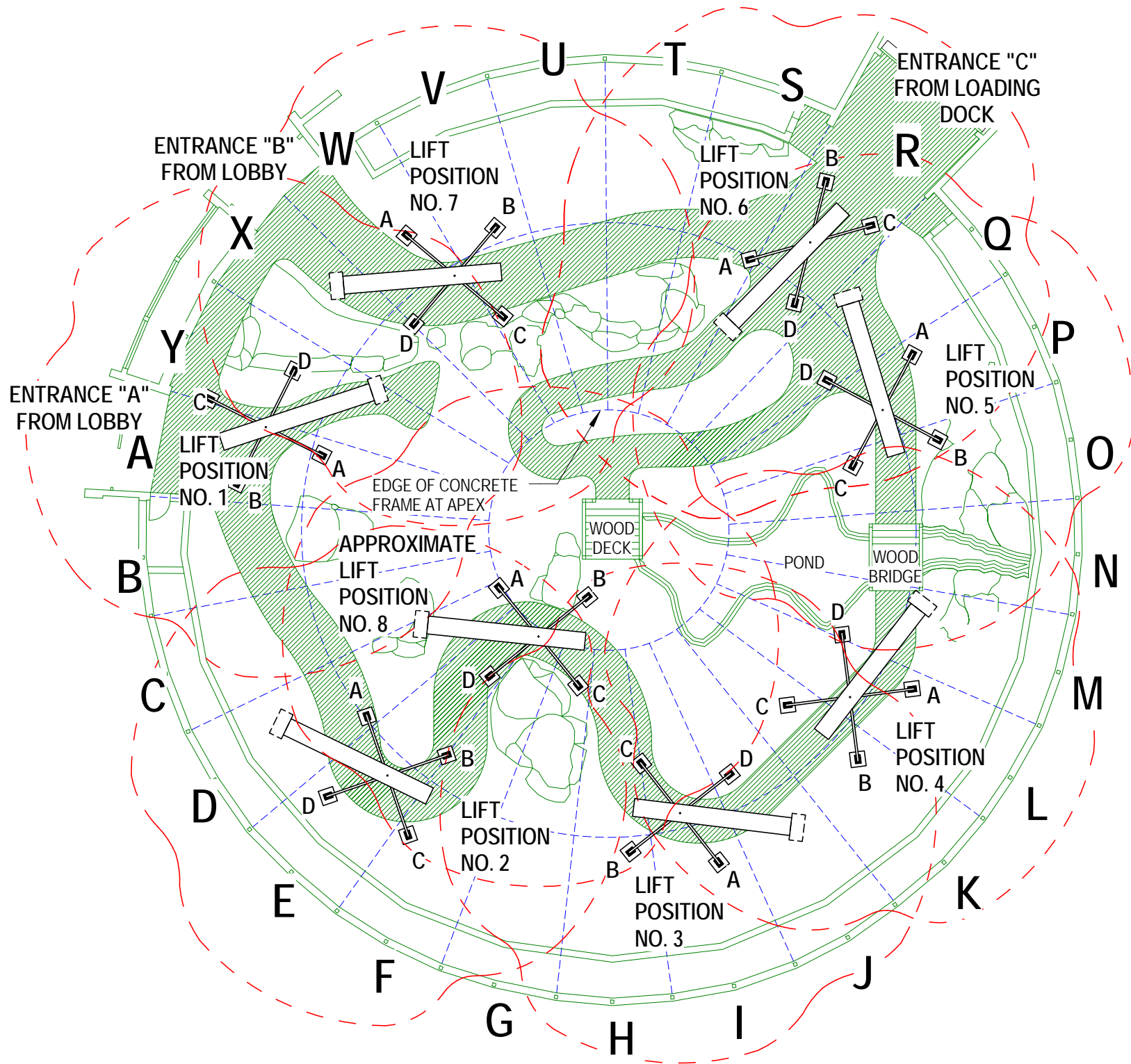
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Enclosure: Updated Dome Inspection Notes

# **TROPICAL DOME INSPECTION NOTES**

LIFT POSITIONS SHOWN ON THIS SHEET WERE FROM 2013-2014 INSPECTIONS  
AND DO NOT REPRESENT LIFT POSITIONS FROM 2015 ASSESSMENT.



POSITIONS 1 AND 2 WERE ACCESSED FROM ENTRANCE A.  
ALL OTHERS WERE ACCESSED FROM ENTRANCE B.

**GRaEF**

PROJECT NUMBER: 2013-0167.01  
DATE: 03-07-2014  
SCALE: 1" = 20'-0"

PROJECT TITLE: MITCHELL PARK  
HORTICULTURAL  
CONSERVATORY  
SHEET TITLE:

TD

CONCRETE FRAME  
EVALUATIONS & REPAIRS

LEGEND

- NOTE

NUMBER WITHIN SYMBOL INDICATES APPROXIMATE SIZE OF CONCRETE SPALL IN SQUARE INCHES.
- GLAZING HUB CONNECTION NOT VISIBLE DUE TO ALUMINUM COVER PLATE AND / OR MECHANICAL UNIT.
- E

EXISTING CONDITION.
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- NOTE C: PIECE OF WOOD EMBEDDED IN CONCRETE. REMOVE WOOD AND FILL WITH PATCHING MATERIAL SIMILAR TO DETAIL 5/S108.
- NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE FACE OF BEAM.
- NOTE SS: STAINLESS STEEL CLAMP INSTALLED AT GLAZING HUB.
- NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- NOTE HC: HOLLOW CONCRETE, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- \*

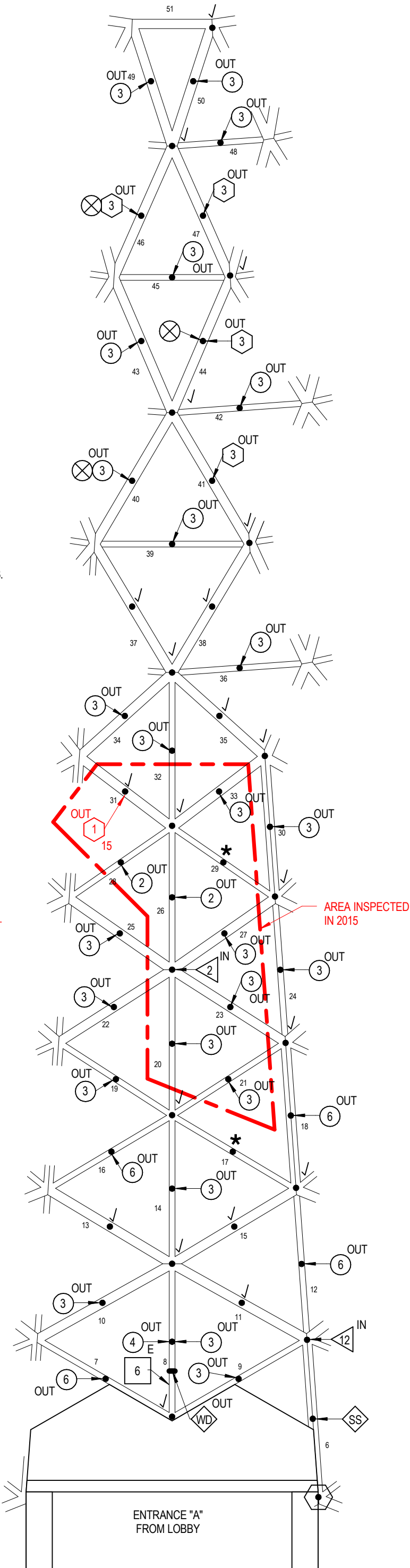
PAINT OUTSIDE FACE OF PLATE
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

SECTOR A



TROPICAL DOME

LEGEND

- NOTE

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PAINT OUTSIDE FACE OF PLATE
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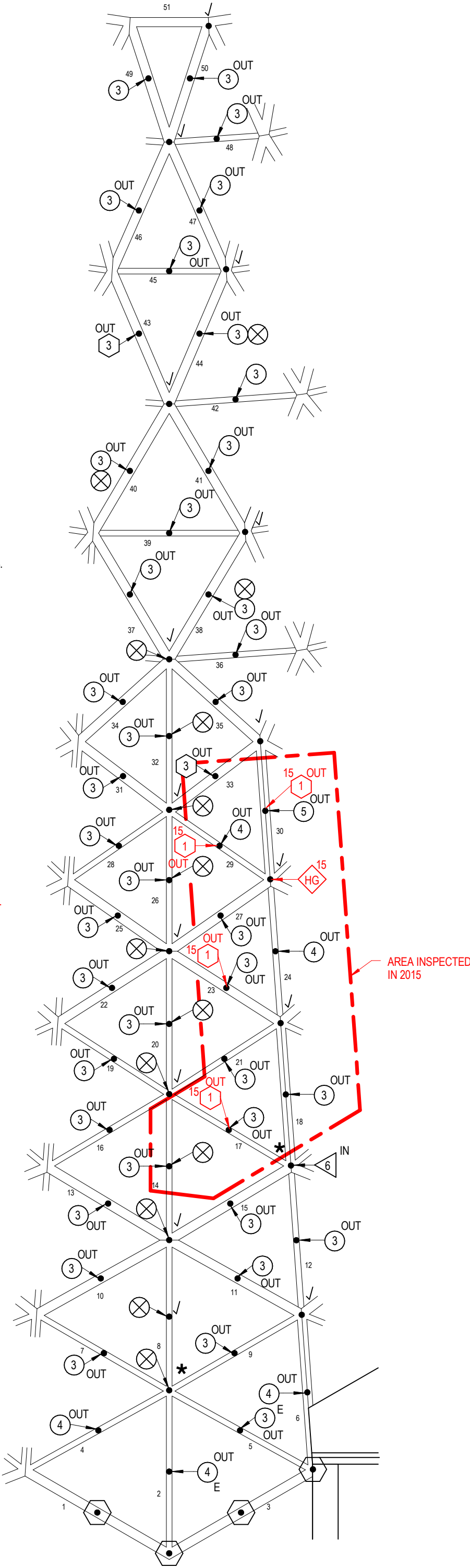
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

SECTOR B

TROPICAL DOME





LEGEND

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- E

EXISTING CONDITION.
- 12

CONCRETE SPALL WITH EXPOSED REINFORCING STEEL. STEEL TO BE PAINTED PER DETAIL 3/S108.
- 3

OUT

CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. STEEL PLATE TO BE PAINTED PER DETAIL 1/S108.
- 3

IN

CONCRETE SPALL REMOVED ON INSIDE FACE OF BEAM. STEEL TO BE PAINTED PER DETAIL 1/S108.
- 3

OUT

CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. EDGE OF STEEL PLATE NOT EXPOSED. NO PAINTING REQUIRED.
- 4

OUT

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- B

NOTE B: CONCRETE EROSION DUE TO PROLONGED WATER DRIPPING. NO REPAIR REQUIRED.
- C

NOTE C: PIECE OF WOOD EMBEDDED IN CONCRETE. REMOVE WOOD AND FILL WITH PATCHING MATERIAL SIMILAR TO DETAIL 5/S108.
- WD

NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE FACE OF BEAM.
- SS

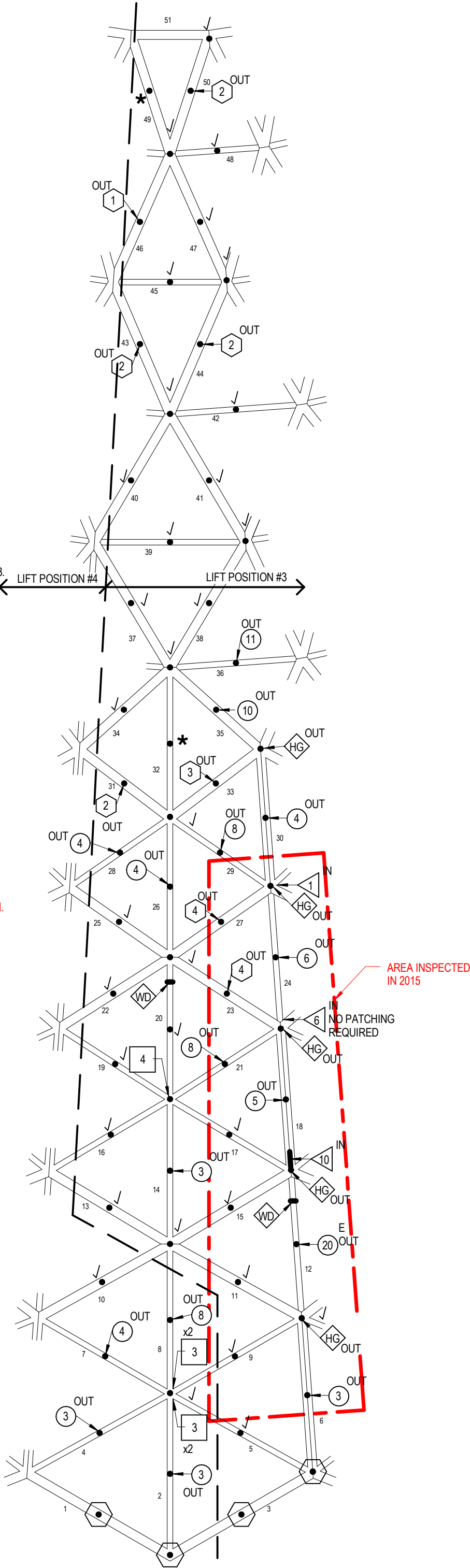
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- HG

NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- HC

NOTE HC: HOLLOW CONCRETE, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- \*

PAINT OUTSIDE FACE OF PLATE
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.



1

NTS

SECTOR K

TROPICAL DOME

LEGEND

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- PAINT OUTSIDE FACE OF PLATE
- 15

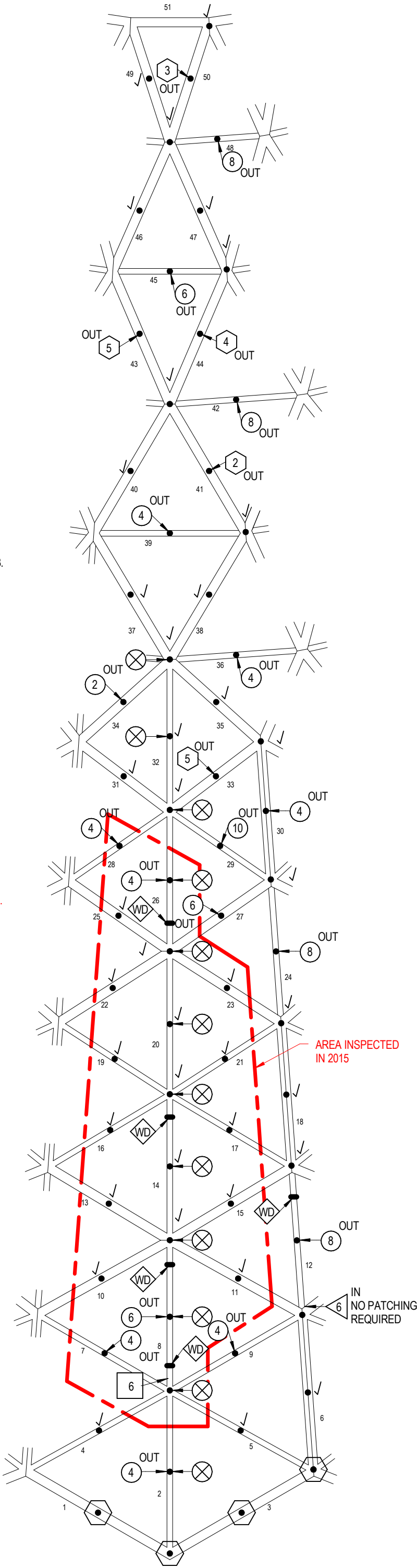
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

SECTOR Q

TROPICAL DOME





LEGEND

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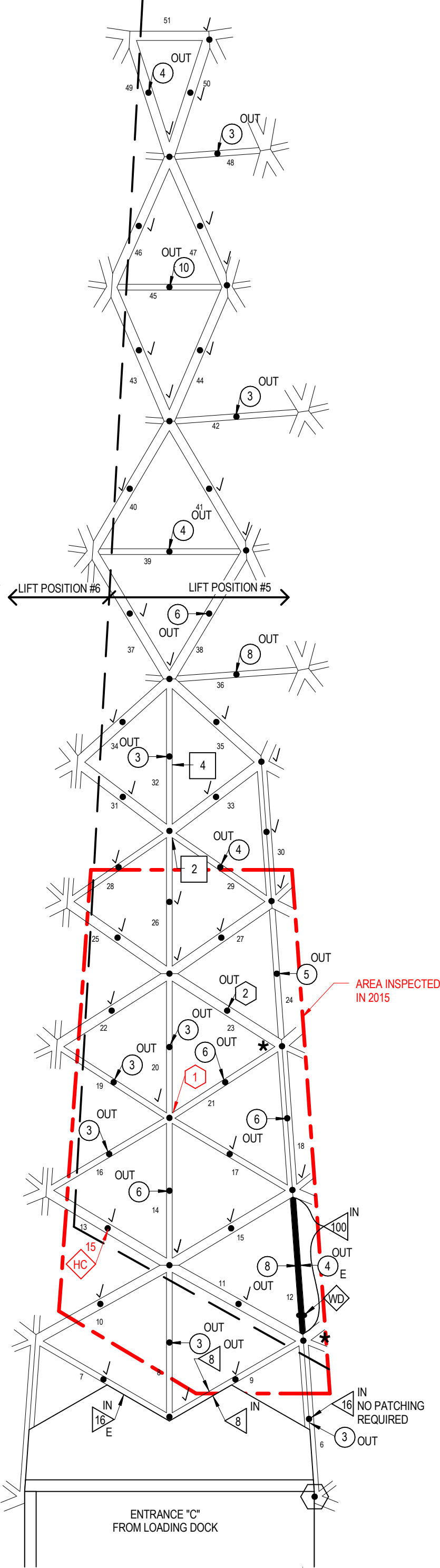
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- PAINT OUTSIDE FACE OF PLATE
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

SECTOR R



TROPICAL DOME

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- 15

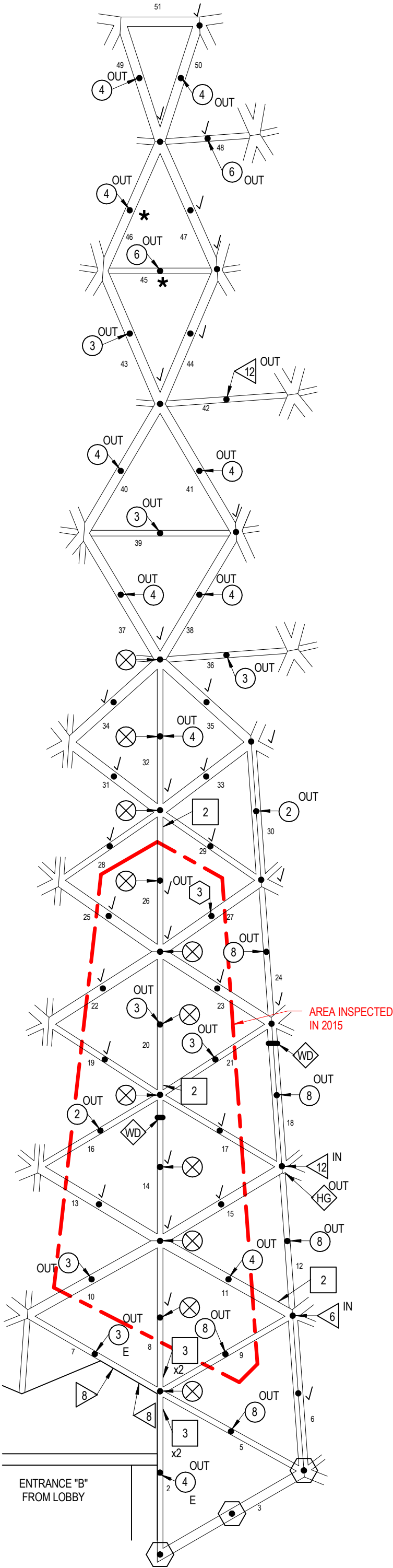
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

SECTOR W

TROPICAL DOME



LEGEND

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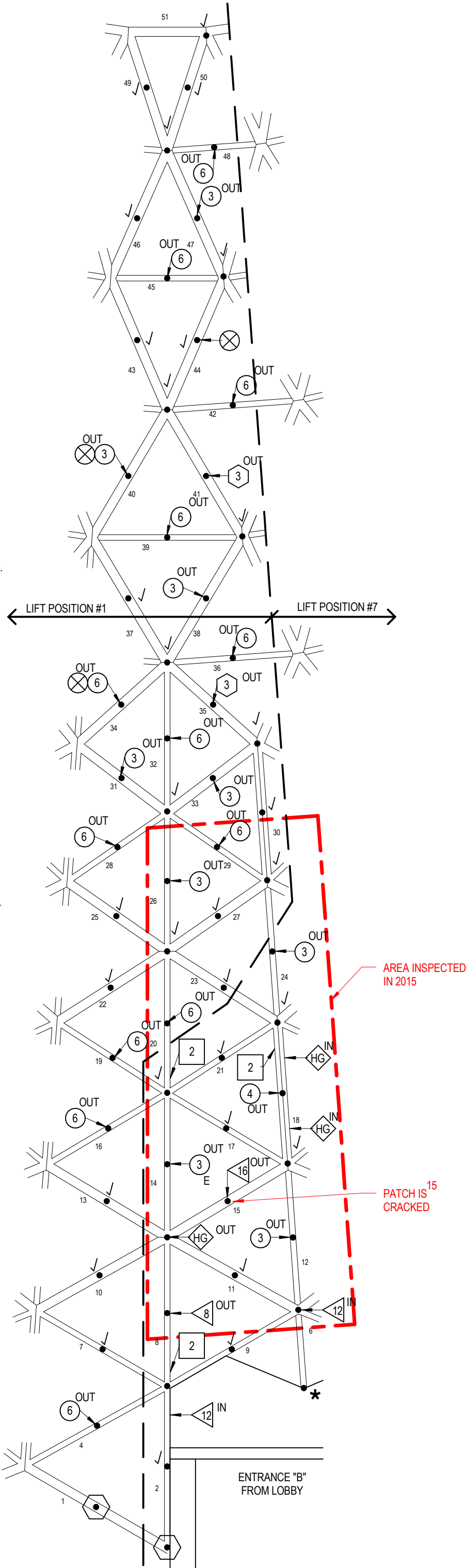
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

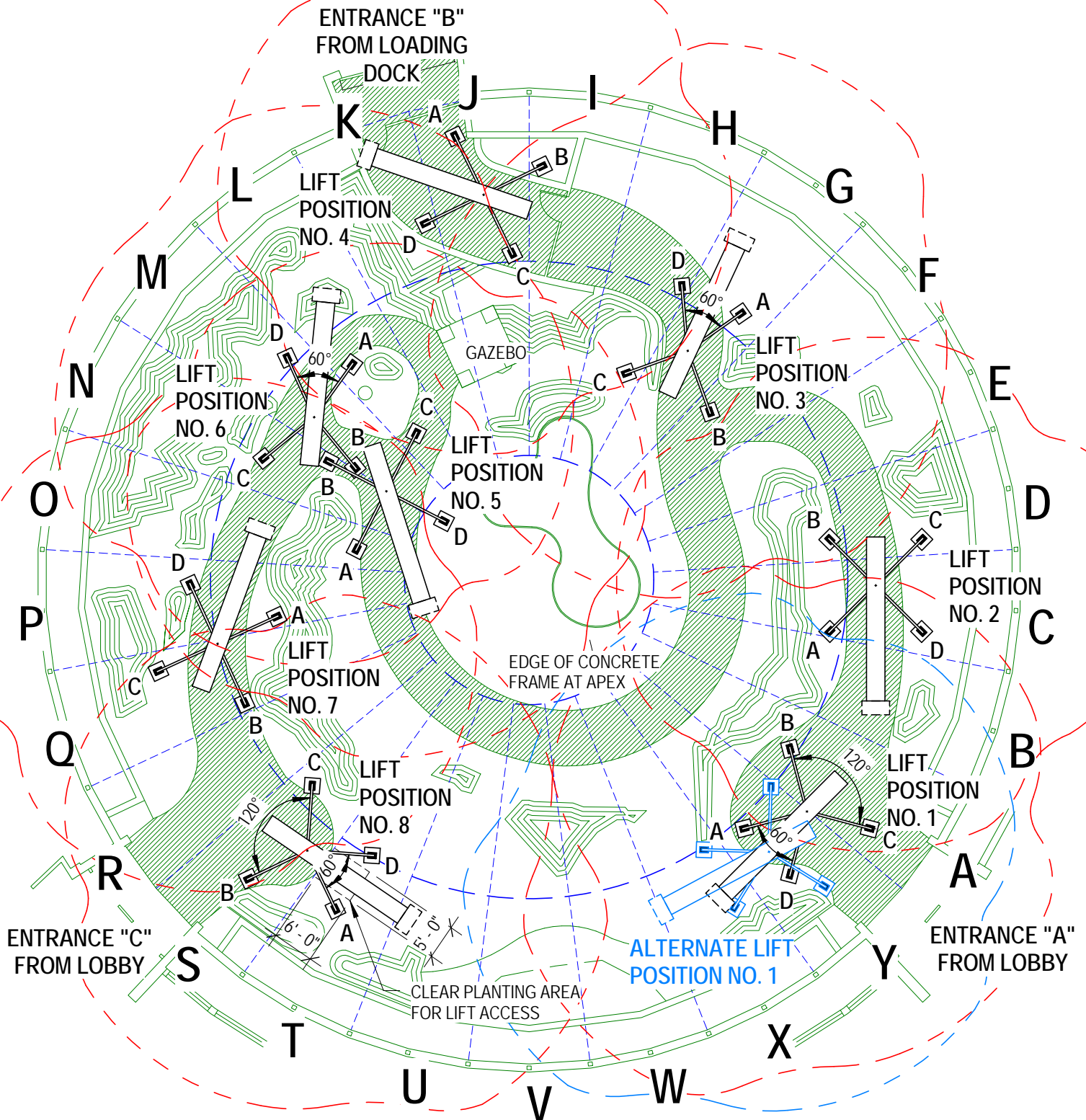
SECTOR X

TROPICAL DOME



# **DESERT DOME INSPECTION NOTES**

**LIFT POSITIONS SHOWN ON THIS SHEET WERE FROM 2013-2014 INSPECTIONS  
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POSITIONS 1, 2, 3 AND 4 WERE ACCESSED FROM ENTRANCE A.  
ALL OTHERS WERE ACCESSED FROM ENTRANCE C.

**GRaEF**

PROJECT NUMBER: 2013-0167.02  
DATE: 01/21/14  
SCALE: 1" = 20'-0"

PROJECT TITLE: MITCHELL PARK  
HORTICULTURAL  
CONSERVATORY  
SHEET TITLE:

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CONCRETE FRAME  
EVALUATIONS & REPAIRS



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- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAIN

OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

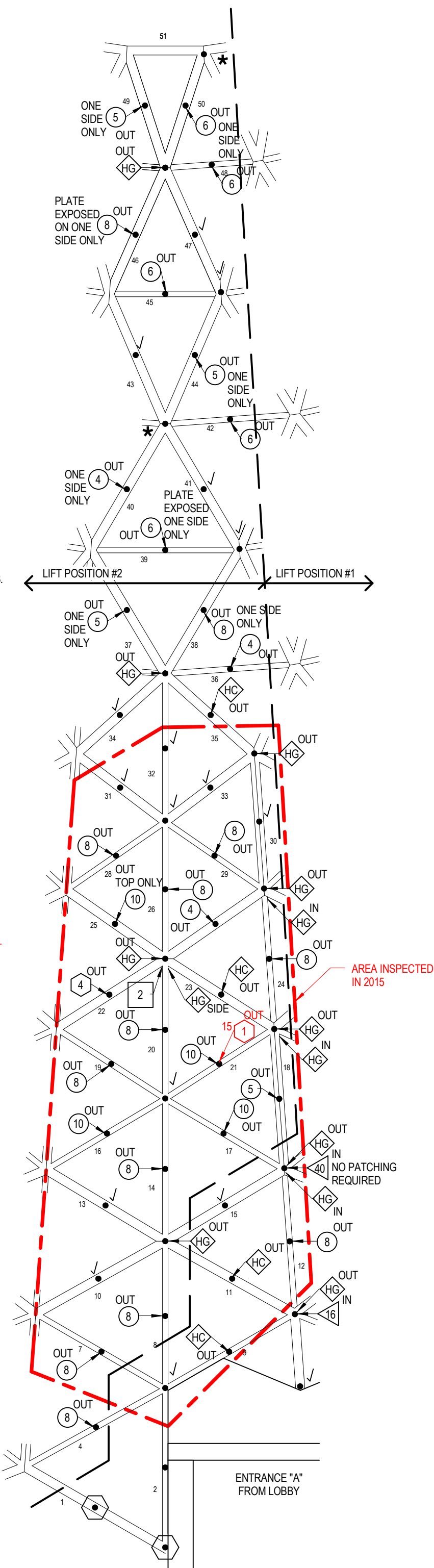
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

1

NTS

SECTOR A

DESERT DOME



LEGEND

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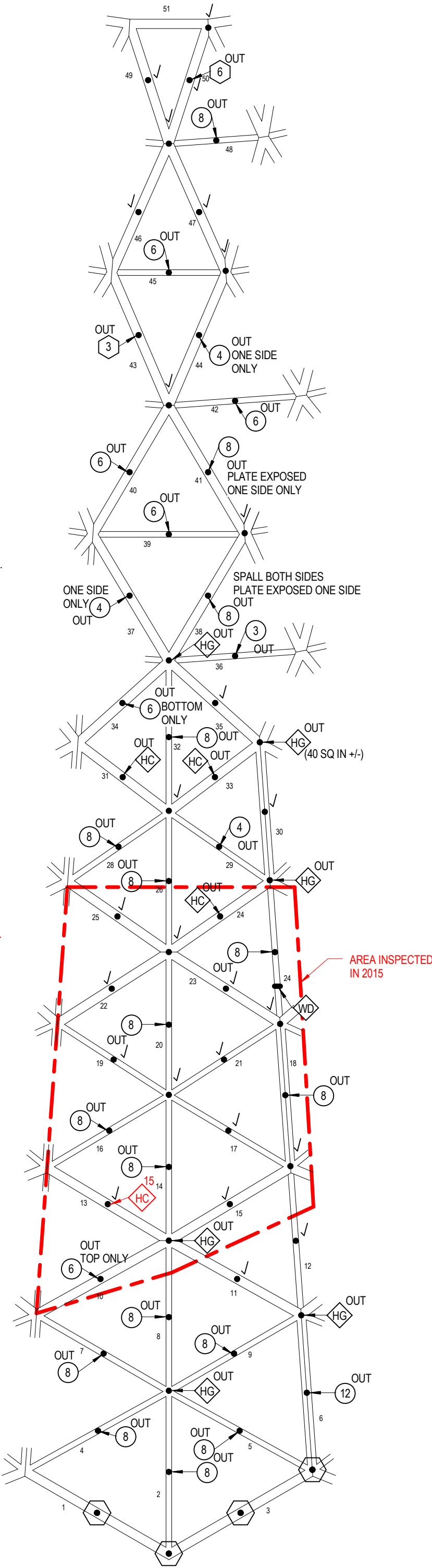
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SECTOR G

NTS

DESERT DOME



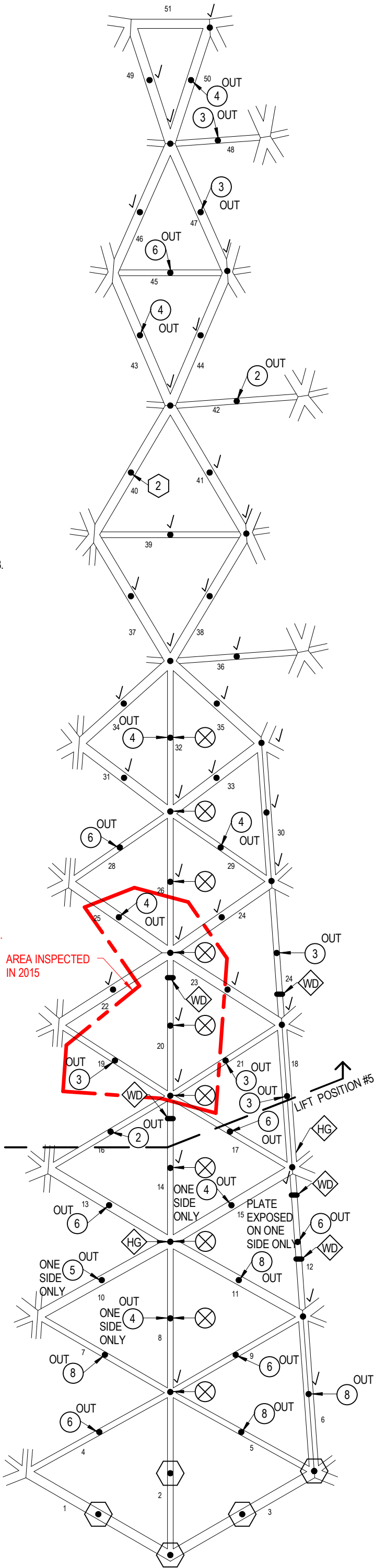
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- GLAZING HUB CONNECTION NOT VISIBLE DUE TO ALUMINUM COVER PLATE AND / OR MECHANICAL UNIT.
- E

EXISTING CONDITION.
- CONCRETE SPALL WITH EXPOSED REINFORCING STEEL. STEEL TO BE PAINTED PER DETAIL 3/S108.
- CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. STEEL PLATE TO BE PAINTED PER DETAIL 1/S108.
- CONCRETE SPALL REMOVED ON INSIDE FACE OF BEAM. STEEL TO BE PAINTED PER DETAIL 1/S108.
- CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. EDGE OF STEEL PLATE NOT EXPOSED. NO PAINTING REQUIRED.
- CONCRETE SPALL OR GROUT SPALL REMOVED ON OUTSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- CONCRETE SPALL OR GROUT SPALL REMOVED ON INSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- NOTE A: GLAZING HUB WELD PLATE COMPLETELY DISCONNECTED FROM BEAM. REPAIR PER DETAIL 6/S108.
- NOTE B: CONCRETE EROSION DUE TO PROLONGED WATER DRIPPING. NO REPAIR REQUIRED.
- NOTE C: PIECE OF WOOD EMBEDDED IN CONCRETE. REMOVE WOOD AND FILL WITH PATCHING MATERIAL SIMILAR TO DETAIL 5/S108.
- NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE FACE OF BEAM.
- NOTE SS: STAINLESS STEEL CLAMP INSTALLED AT GLAZING HUB.
- NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- NOTE HC: HOLLOW CONCRETE, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.



1

SECTOR M

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LEGEND

- NOTE

NUMBER WITHIN SYMBOL INDICATES APPROXIMATE SIZE OF CONCRETE SPALL IN SQUARE INCHES.
- GLAZING HUB CONNECTION NOT VISIBLE DUE TO ALUMINUM COVER PLATE AND / OR MECHANICAL UNIT.
- E

EXISTING CONDITION.
- CONCRETE SPALL WITH EXPOSED REINFORCING STEEL. STEEL TO BE PAINTED PER DETAIL 3/S108.
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- NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
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- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

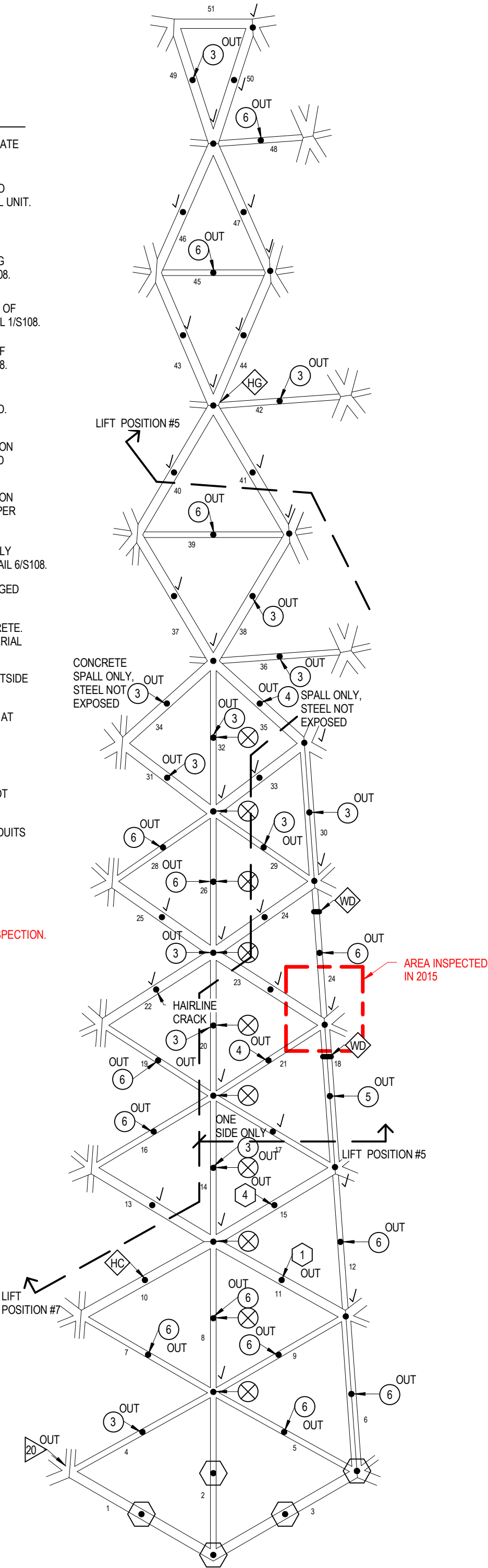
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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LEGEND

- NOTE

NUMBER WITHIN SYMBOL INDICATES APPROXIMATE SIZE OF CONCRETE SPALL IN SQUARE INCHES.
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EXISTING CONDITION.
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- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

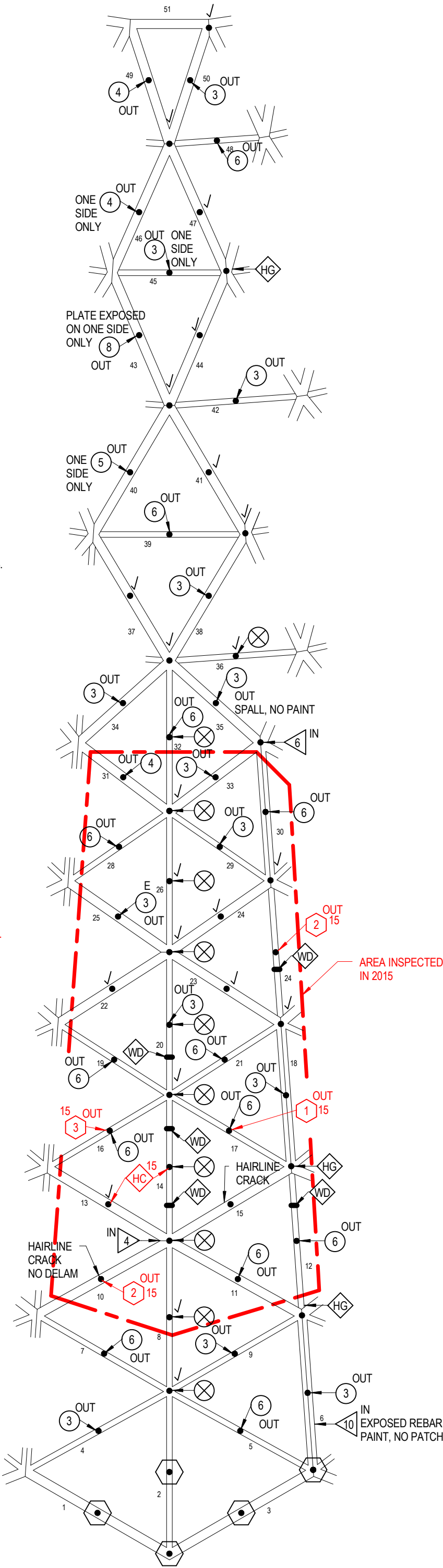
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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SECTOR O

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LEGEND

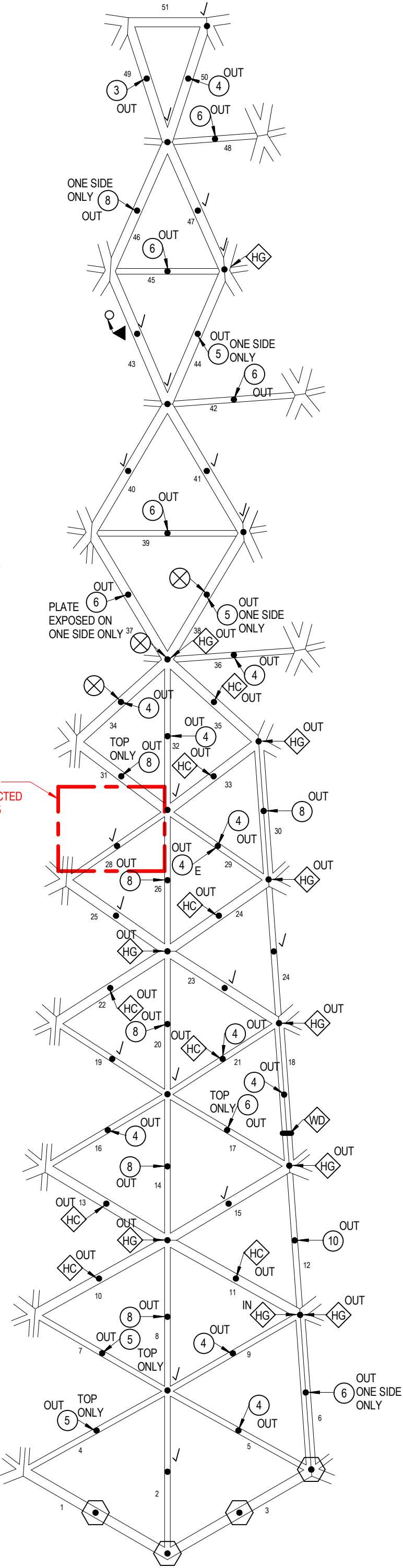
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- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- \*

PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.



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SECTOR Q

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LEGEND

- NOTE

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- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

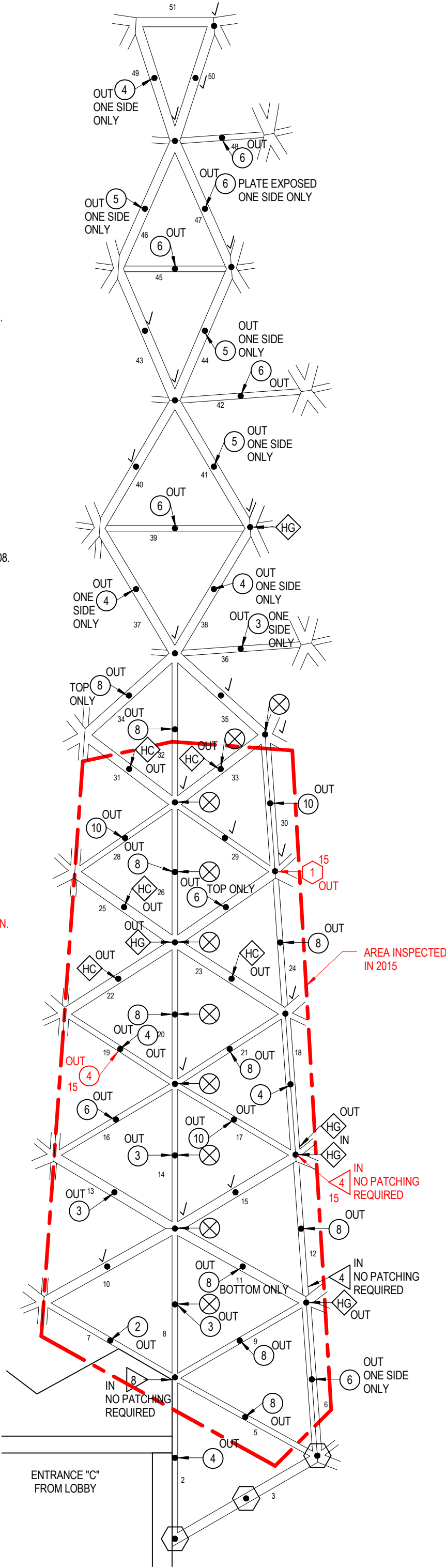
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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SECTOR R

DESERT DOME



LEGEND

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- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

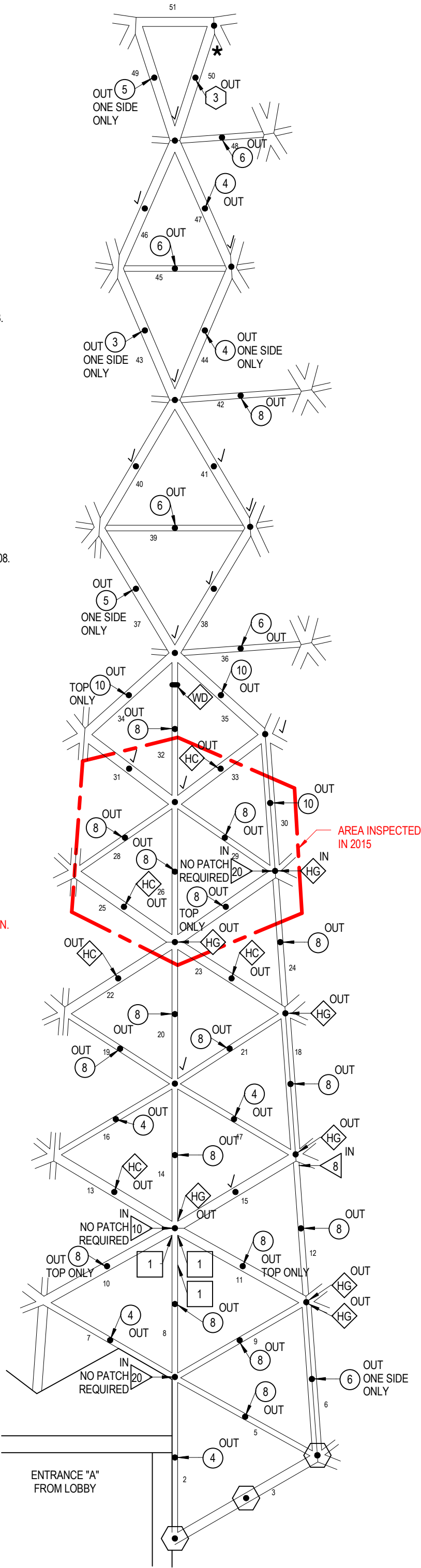
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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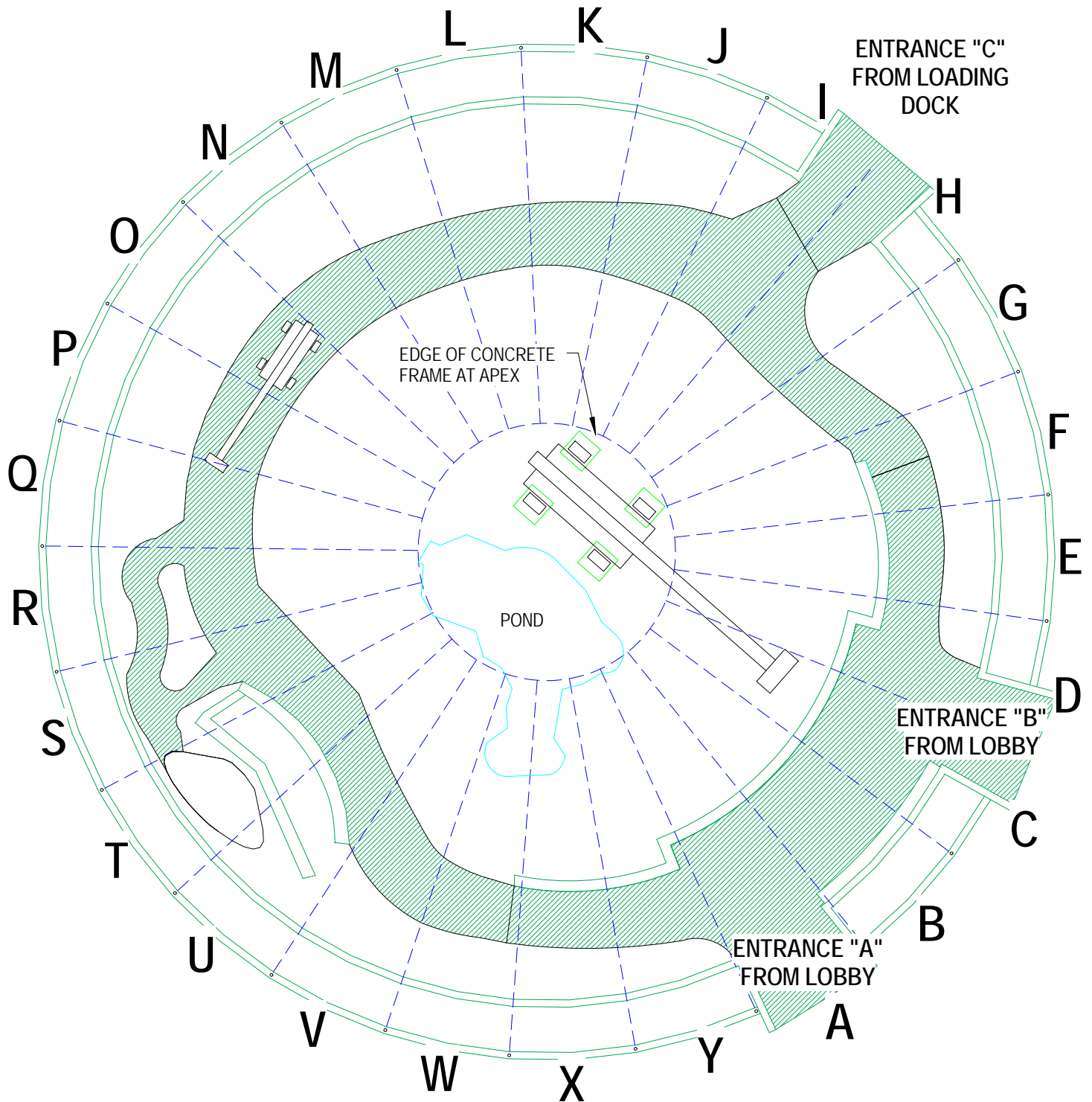
SECTOR Y

DESERT DOME



# **SHOW DOME INSPECTION NOTES**

LIFT POSITIONS SHOWN ON THIS SHEET WERE FROM 2013-2014 INSPECTIONS  
AND DO NOT REPRESENT LIFT POSITIONS FROM 2015 ASSESSMENT.



ALL LIFT POSITIONS WERE ACCESSED FROM ENTRANCE C.



PROJECT NUMBER: 2013-0167.04  
DATE: 07-28-2014  
SCALE: 1" = 20'-0"

PROJECT TITLE: MITCHELL PARK  
HORTICULTURAL  
CONSERVATORY  
SHEET TITLE:

SD

CONCRETE FRAME  
EVALUATIONS & REPAIRS



LEGEND

- NOTE

NUMBER WITHIN SYMBOL INDICATES APPROXIMATE SIZE OF CONCRETE SPALL IN SQUARE INCHES.
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- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.
- NOTE D:

PREVIOUS CLAMP REPAIR; SURFACE RUST ON PLATES.
- NOTE E:

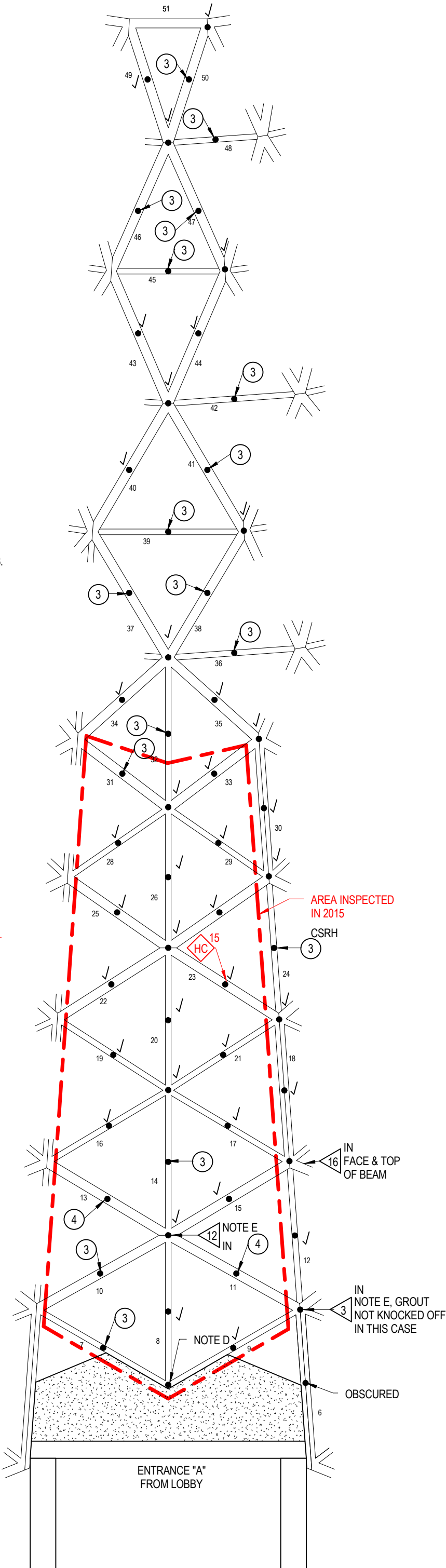
DELAMINATED SURFACE GROUT KNOCKED OFF; NO ADDITIONAL REPAIR SPECIFIED.

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SECTOR A

SHOW DOME



LEGEND

- NOTE

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- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

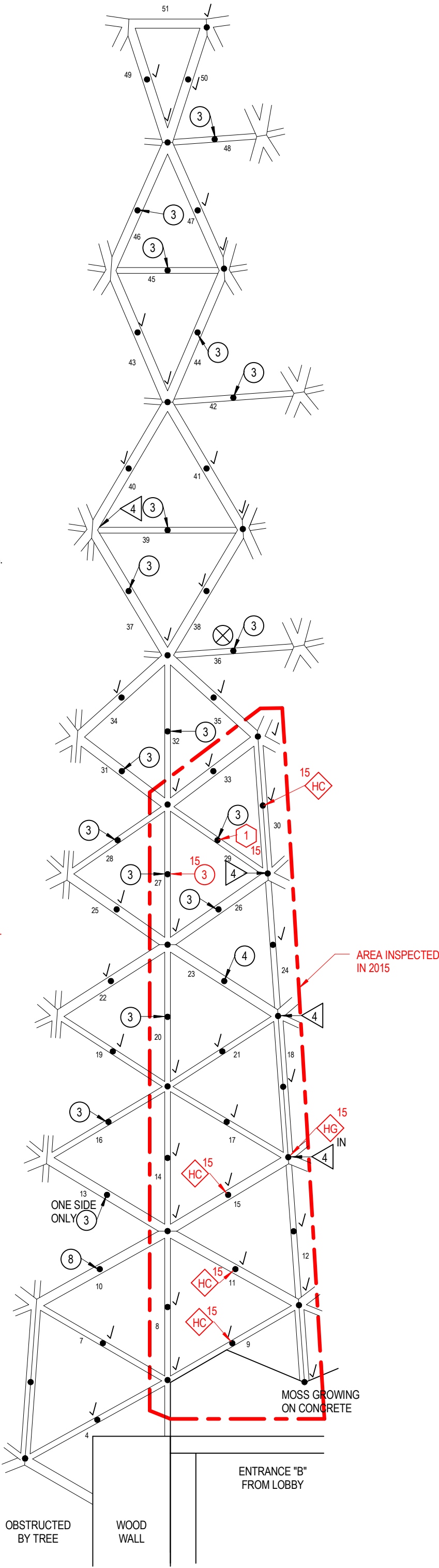
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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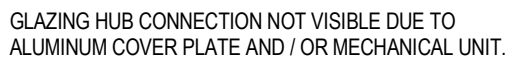
NTS

SECTOR D

SHOW DOME



NOTE NUMBER WITHIN SYMBOL INDICATES APPROXIMATE SIZE OF CONCRETE SPALL IN SQUARE INCHES.



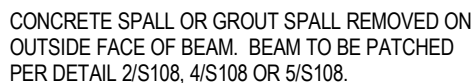
E EXISTING CONDITION.




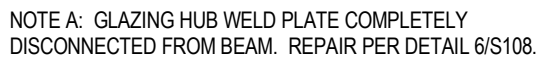
3 CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. STEEL PLATE TO BE PAINTED PER DETAIL 1/S108.



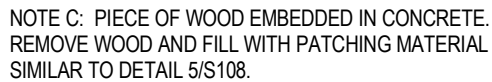
3 CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. EDGE OF STEEL PLATE NOT EXPOSED. NO PAINTING REQUIRED.




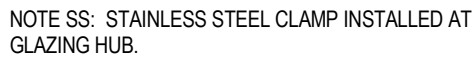

**CONCRETE SPALL OR GROUT SPALL REMOVED ON INSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.**



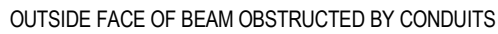
NOTE B: CONCRETE EROSION DUE TO PROLONGED WATER DRIPPING. NO REPAIR REQUIRED.




 NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE  
FACE OF BEAM.



NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.



\* PAINT OUTSIDE FACE OF PLATE

 HOLE IN GLASS TO BE SEALED

15 CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

## SECTOR G

NTS

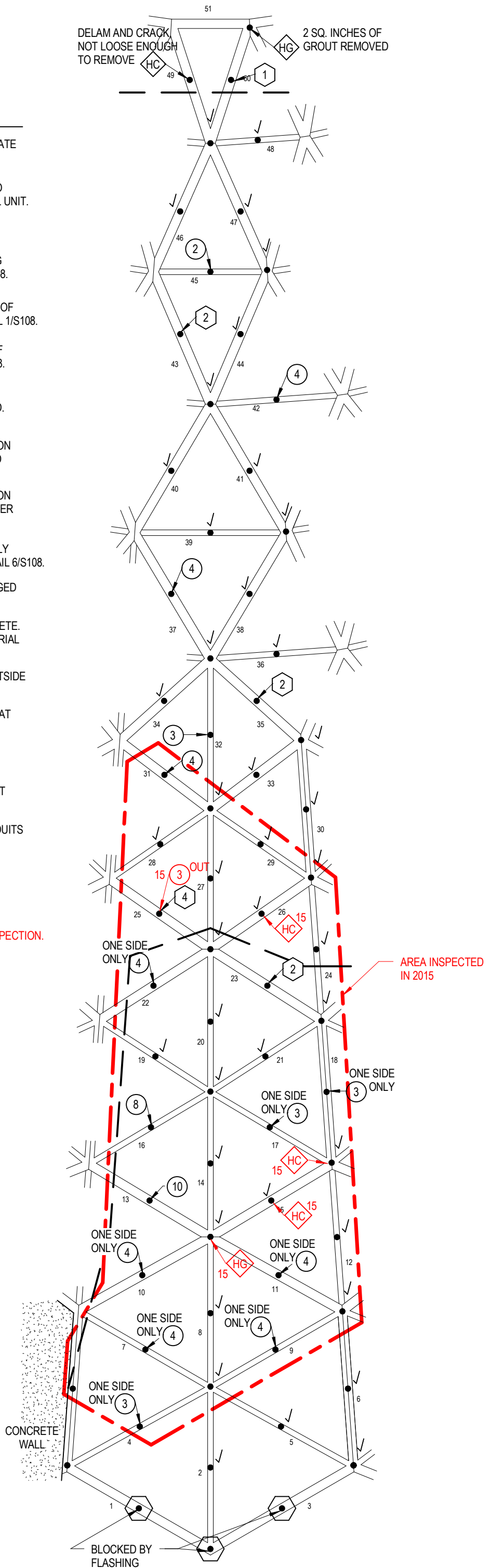
SHOW DOME

PROJECT NUMBER: 2013-0167.04  
DATE: 08-29-2014  
SCALE: NTS

PROJECT TITLE: MITCHELL PARK DOMES - CONCRETE FRAME EVALUATION AND REPAIRS

SHEET TITLE: SHOW DOME SECTOR G FIELD NOTES

SD107



LEGEND

- NOTE

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- E

EXISTING CONDITION.
- 12

CONCRETE SPALL WITH EXPOSED REINFORCING STEEL. STEEL TO BE PAINTED PER DETAIL 3/S108.
- 3

CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. STEEL PLATE TO BE PAINTED PER DETAIL 1/S108.
- 3

IN

CONCRETE SPALL REMOVED ON INSIDE FACE OF BEAM. STEEL TO BE PAINTED PER DETAIL 1/S108.
- 3

CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. EDGE OF STEEL PLATE NOT EXPOSED. NO PAINTING REQUIRED.
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CONCRETE SPALL OR GROUT SPALL REMOVED ON OUTSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- 4

IN

CONCRETE SPALL OR GROUT SPALL REMOVED ON INSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- A

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- B

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- C

NOTE C: PIECE OF WOOD EMBEDDED IN CONCRETE. REMOVE WOOD AND FILL WITH PATCHING MATERIAL SIMILAR TO DETAIL 5/S108.
- WD

NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE FACE OF BEAM.
- SS

NOTE SS: STAINLESS STEEL CLAMP INSTALLED AT GLAZING HUB.
- HG

NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- HC

NOTE HC: HOLLOW CONCRETE, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- \*

PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

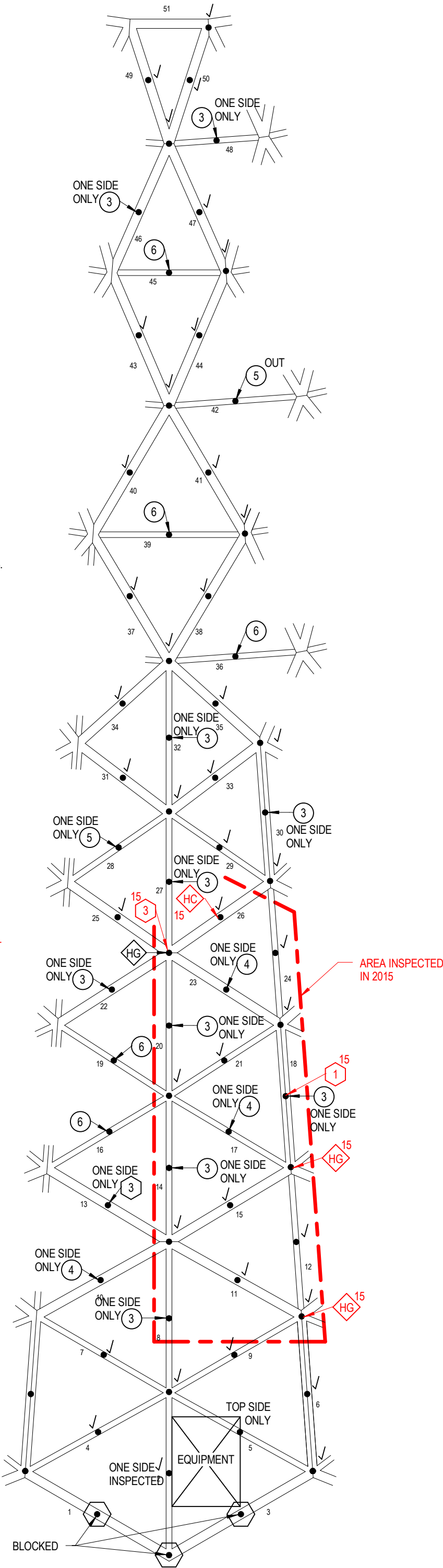
CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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SECTOR L

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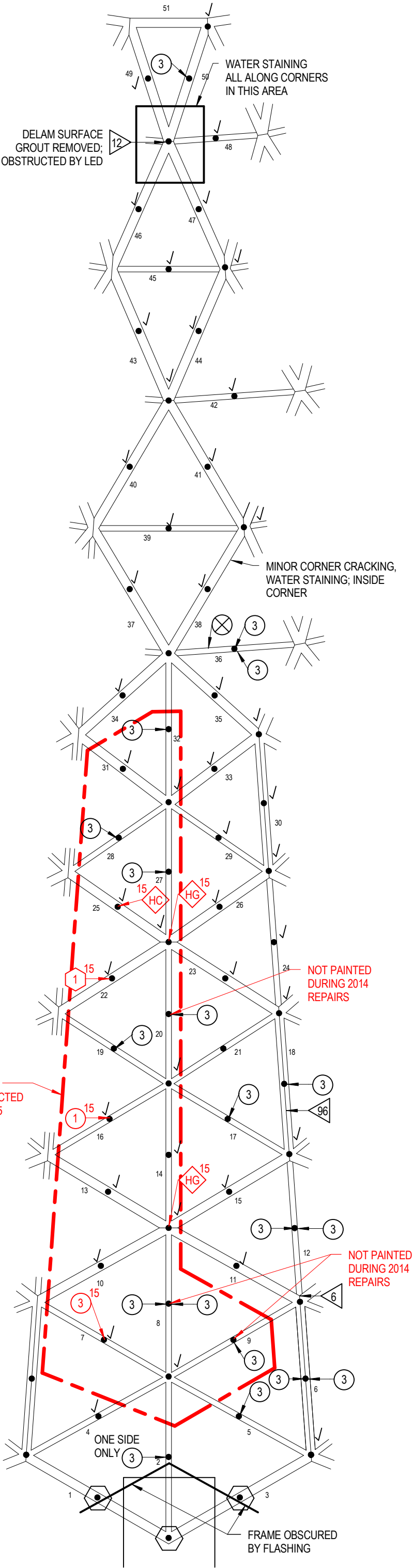
LEGEND

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- CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. STEEL PLATE TO BE PAINTED PER DETAIL 1/S108.
- CONCRETE SPALL REMOVED ON INSIDE FACE OF BEAM. STEEL TO BE PAINTED PER DETAIL 1/S108.
- CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. EDGE OF STEEL PLATE NOT EXPOSED. NO PAINTING REQUIRED.
- CONCRETE SPALL OR GROUT SPALL REMOVED ON OUTSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- CONCRETE SPALL OR GROUT SPALL REMOVED ON INSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- NOTE A: GLAZING HUB WELD PLATE COMPLETELY DISCONNECTED FROM BEAM. REPAIR PER DETAIL 6/S108.
- NOTE B: CONCRETE EROSION DUE TO PROLONGED WATER DRIPPING. NO REPAIR REQUIRED.
- NOTE C: PIECE OF WOOD EMBEDDED IN CONCRETE. REMOVE WOOD AND FILL WITH PATCHING MATERIAL SIMILAR TO DETAIL 5/S108.
- NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE FACE OF BEAM.
- NOTE SS: STAINLESS STEEL CLAMP INSTALLED AT GLAZING HUB.
- NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- NOTE HC: HOLLOW CONCRETE, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.



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- NOTE

NUMBER WITHIN SYMBOL INDICATES APPROXIMATE SIZE OF CONCRETE SPALL IN SQUARE INCHES.
- GLAZING HUB CONNECTION NOT VISIBLE DUE TO ALUMINUM COVER PLATE AND / OR MECHANICAL UNIT.
- E

EXISTING CONDITION.
- CONCRETE SPALL WITH EXPOSED REINFORCING STEEL. STEEL TO BE PAINTED PER DETAIL 3/S108.
- CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. STEEL PLATE TO BE PAINTED PER DETAIL 1/S108.
- CONCRETE SPALL REMOVED ON INSIDE FACE OF BEAM. STEEL TO BE PAINTED PER DETAIL 1/S108.
- CONCRETE SPALL REMOVED ON OUTSIDE FACE OF BEAM. EDGE OF STEEL PLATE NOT EXPOSED. NO PAINTING REQUIRED.
- CONCRETE SPALL OR GROUT SPALL REMOVED ON OUTSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- CONCRETE SPALL OR GROUT SPALL REMOVED ON INSIDE FACE OF BEAM. BEAM TO BE PATCHED PER DETAIL 2/S108, 4/S108 OR 5/S108.
- NOTE A: GLAZING HUB WELD PLATE COMPLETELY DISCONNECTED FROM BEAM. REPAIR PER DETAIL 6/S108.
- NOTE B: CONCRETE EROSION DUE TO PROLONGED WATER DRIPPING. NO REPAIR REQUIRED.
- NOTE C: PIECE OF WOOD EMBEDDED IN CONCRETE. REMOVE WOOD AND FILL WITH PATCHING MATERIAL SIMILAR TO DETAIL 5/S108.
- NOTE WD: WATER DIVERTER INSTALLED ON OUTSIDE FACE OF BEAM.
- NOTE SS: STAINLESS STEEL CLAMP INSTALLED AT GLAZING HUB.
- NOTE HG: HOLLOW GROUT, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- NOTE HC: HOLLOW CONCRETE, NOT LOOSE, NOT REMOVED. NO PATCHING REQUIRED.
- OUTSIDE FACE OF BEAM OBSTRUCTED BY CONDUITS
- PAINT OUTSIDE FACE OF PLATE
- HOLE IN GLASS TO BE SEALED
- 15

CHANGE IN CONDITION FOUND DURING 2015 INSPECTION.

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